



8 Larchwood Drive, Wilmslow - SK9 2NU
£1,700 PCM

mosley jarman 

8 Larchwood Drive

Wilmslow

A well-presented and extended two double bedroom (The house was originally 3 bedrooms and the seller is prepared to cover the cost of converting back into a 3 bed) semi-detached house which forms part...

A well-presented and extended semi-detached house which forms part of the popular Summerfields Estate. The house benefits from UPVC double glazing and is warmed by gas fired central heating. The accommodation includes an enclosed porch, hall (with cloaks hanging space), spacious open plan reception room. Carpet to lounge area and wooden floor to dining area), garden room (with French doors opening to the rear garden), kitchen (with tiled floor and electric underfloor heating. Fitted with modern high gloss cream units, integrated appliances that include an electric oven, gas hob, washing machine, fridge freezer and a microwave). A stairway leads to a first floor landing (with contemporary styled glass balustrades and recessed airing/linen cupboard), large main bedroom fitted with a comprehensive range of fitted wardrobes with matching furniture providing excellent storage, a second double bedroom and a bathroom (with Travertine tiled floor and walls. Fitted with modern white sanitary ware with both a bath and a separate glass shower enclosure with thermostatic fittings within. Electric underfloor heating. Ladder radiator, recessed downlighters and mirror fronted vanity wall mirror). FURNISHED. AVAILABLE: IMMEDIATELY



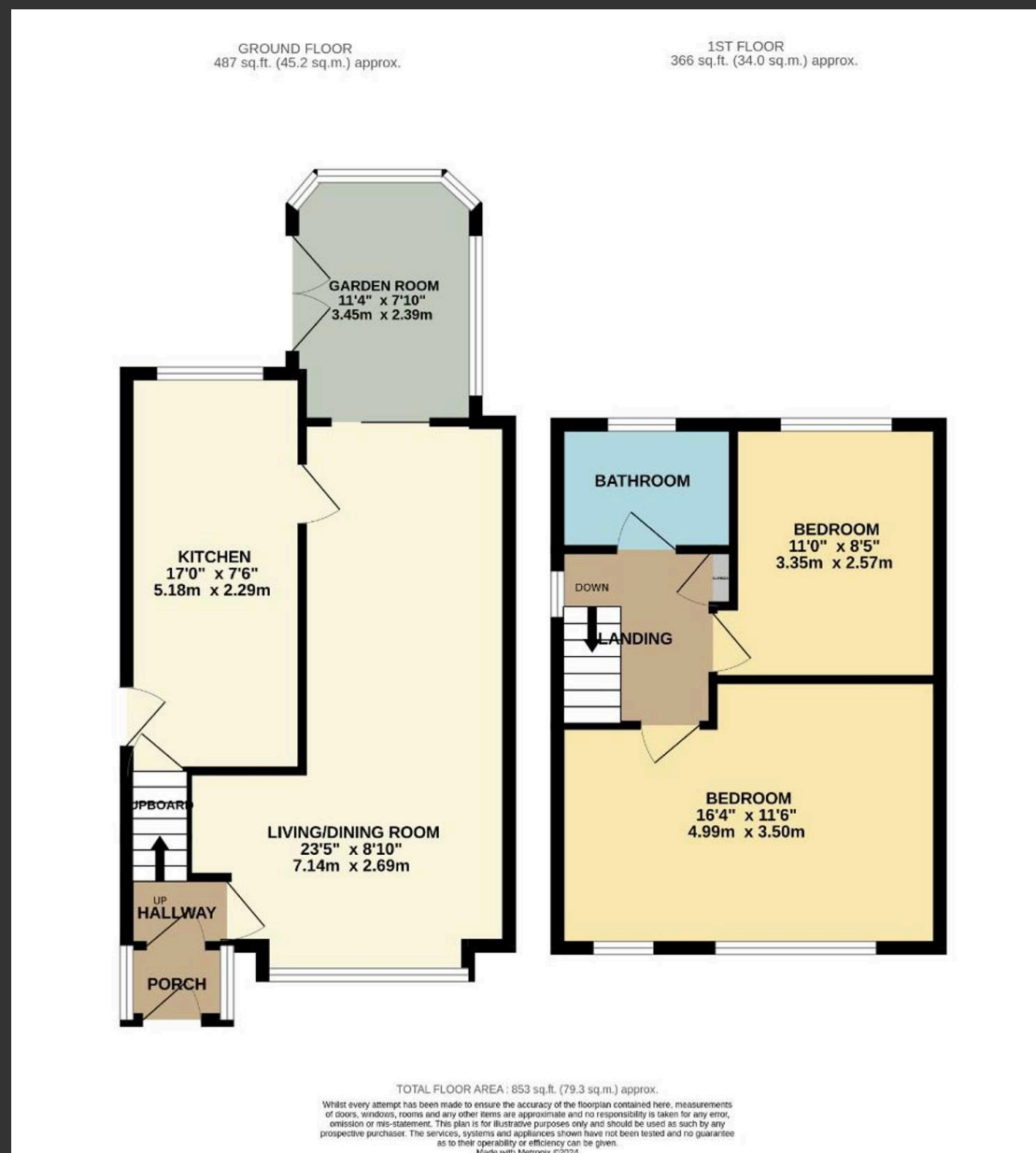


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- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (64/84)
- Council Tax Band - D (Cheshire East)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- **Flood risk - Very Low (Surface water)
- *Broadband - Openreach, and nexifibre. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three
- *Mobile - Likely coverage by O2, Three, EE, and Vodafone
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to a tenancy
- ** Information provided by GOV.UK





Mosley Jarman

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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.